



BIODIVERSITY ENHANCEMENT & MANAGEMENT PLAN

SITE LOCATION

The Old Rectory,
Rectory Lane
Nuneaton
CV13 0LS

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CLIENT

Witherslack Group

ARBORICULTURAL CONSULTANCY

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1. Introduction

Scope & Purpose

- 1.1.1. Seed Arboriculture Ltd were commissioned to prepare a Biodiversity Enhancement & Management Plan (BEMP) for the proposed development at The Old Rectory, Rectory Lane, Nuneaton CV13 OLS (the Site). This report has been prepared following the grant of planning permission for a new SEN school.
- 1.1.2. The plan has been produced to discharge Condition 6 of the relevant planning application (23/00667/FUL), which states:
- “Prior to the commencement of the development, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to, and approved in writing, by, the Local Planning Authority. The plan shall include:
- (a) *Description, evaluation, and location of the ecological features and biodiversity enhancement measures to be created and managed.*
 - (b) *Ecological trends and constraints on site that might influence management.*
 - (c) *Aims and objectives of biodiversity enhancements and their management including for protected species.*
 - (d) *Appropriate management options for achieving the aims and objectives of the project.*
 - (e) *Prescription for management actions*
 - (f) *Preparation of a work schedule.*
 - (g) *Details of the body or organisation responsible for implementation of the plan.*
 - (h) *On-going monitoring and remedial measures.*
- The development shall be implemented in accordance with the approved BEMP. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).”*
- 1.1.3. The plan has been produced by Andrew Taylor, Graduate Ecologist and has been overseen by Katie Bird MEnvSci, ACIEEM, Associate Director at Collington Winter Environmental Ltd. Katie has completed numerous projects relating to bats and birds and holds a Level 2 Natural England Bat Licence.

Location

- 1.1.4. Please refer to **Figure 1** for the approximate site location. The site is located within a residential area of Market Bosworth with agricultural fields on the southern aspect of the site boundary. The site is bound by Rectory Lane to the north. Market Bosworth Country Park is located approximately 0.2km southeast from the site boundary which contains woodland and a body of water which connect to surrounding habitats. Ashby Canal SSSI is located approximately 2.5km north west from the site boundary. (Site grid reference: SK 40757 02955)





Figure 1 - Site Location Plan

2. Aims and Objectives

- 2.1.1. This report aims to provide a framework of information in order to deliver the scheme including the long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and newly created habitats within the scheme. The report is in line with the recommendations of habitat management detailed within the Biodiversity Net Gain Assessment (1512-BNG-V1-B, 2023) to achieve the required net gain, post development.
- 2.1.2. This plan is to be read in conjunction with the Planting Plan (Drawing reference: 23.009(9-.C) for full details on planting specifications and management.
- 2.1.3. The main aims guide the basis for the specific management operations of this plan and include:
- a plan of the areas of habitat to be maintained, enhanced and/or created;
 - a schedule of actions to create or enhance and maintain each habitat at the required
 - quality for a period of 30 years;
 - a schedule of ecological monitoring for the 30 year period identifying when key indicators of habitat maturity should be achieved; and
 - schedule of actions to be undertaken in case signs of failing are identified.

3. Roles and Responsibilities

- 3.1.1. Witherslack Group will be responsible for the execution of the following plan and for maintaining the landscape and ecological elements. Any transference of responsibility should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this plan.
- 3.1.2. This plan is not intended as a fully prescriptive or definitive 'maintenance' schedule but identifies key 'management and maintenance' requirements. This is to ensure that the management of the landscape is flexible and allows for changes overtime. This ensures the continued establishment and satisfactory management and maintenance in the long-term and in the interest of the landscape, visual amenity, as well as the ecology of the site and wider area.
- 3.1.3. The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site. The managing organisation will ensure that management complies with best practice standards (detailed in Section 11) and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected/notable species and associated habitats.
- 3.1.4. The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP'S) and Health and Safety Executive (HSE) guidance.
- 3.1.5. As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowner's role and the work manger's role. This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

4. Proposed Landscaping

The Site

4.1.1. The development includes the change of use to the existing building into a school and creation of a car park, classroom block and multi-use recreational area. The scheme includes landscaped areas all incorporating landscape/habitat enhancements. The key components of the proposed development are:

- Retention of existing habitats; hard landscaping, introduced shrub, trees and woodland.
- Enhancement of existing habitats; modified grassland, trees and woodland
- Planting of native hedgerow
- Planting of trees
- Creation of species-rich wildflower grassland

Retained Landscape Elements

4.1.2. Trees that do not require removal for health and safety purposes, or to facilitate the development in accordance with the approved plans are to be retained and managed in order to provide continuity.

Landscape Scale Habitat Creation

4.1.3. The Management Areas described within this document are described within the Biodiversity Net Gain Report and include:

- Proposed Developed land; sealed surface (i.e. buildings, play areas, footpaths)
- Proposed Artificial Unvegetated, unsealed surface (i.e. geocell car parking)
- Enhancement of retained trees and woodland to be retained.
- Proposed tree planting.
- Enhancement of retained modified grassland (amenity grassland).
- Proposed other neutral grassland (i.e. species rich wildflower grassland).
- Proposed native species hedge

4.1.4. The information includes a description and specific management objectives for each component along with the annual and occasional management regimes required.

5. Landscape Management and Maintenance

Introduction

- 5.1.1. To achieve the long-term vision for the development, a management company / operations manager will be established to ensure that the landscape vision and the strategy of the proposed landscape design, is maintained across the site. The landscape vision includes the aim to achieve a biodiversity net gain through specific management methods to achieve the desired condition of each proposed habitat.

Operations and Services

- 5.1.2. The site management company will utilise local companies / labour to ensure a local presence. It will deliver the following services:
- All litter collection, cleaning of roads, lighting, and open spaces, sweeping paths, drainage systems and paved areas.
 - Maintain the trees, planting, grass cutting, grounds maintenance.
- 5.1.3. All vegetation clearance / maintenance will be undertaken outside the bird nesting season (March to September, inclusive) unless a nesting bird survey is undertaken on site prior to any works to ensure no nesting birds are present.

Maintenance Specification

- 5.1.4. A maintenance operations schedule for year 1 and year 2-30 onwards can be found within the Appendix of this document. It has been prepared in order to provide a best practice baseline for the maintenance and management of the external landscape for the Site.
- 5.1.5. The success of the scheme is dependent upon the quality and frequency of the maintenance it receives during its lifetime. The following aims and objectives will be adopted as part of the maintenance regime:
- To ensure the successful establishment and growth to maturity of the soft landscape scheme;
 - To ensure that the design intentions of the scheme are fulfilled;
 - To ensure the effects of the different elements within the scheme are successful and effective;
 - To maximise the potential of all plants through the adoption of pruning methods specific to species or groups of plants;
 - To maintain a safe environment for site users by maintaining visibility splays and removal of dead, dying or diseased tree branches.
- 5.1.6. During the first year after Practical Completion, the soft landscape will be maintained by the Landscape Contractor. The contract should include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Sections 6 provide information on the general techniques and methods to be adopted for the ongoing maintenance operations and an indicative schedule of maintenance, respectively, for the lifetime of the facility.

- 5.1.7. This plan covers the maintenance of grass, newly planted and existing trees, native shrub/spring bulbs, hedges, paved areas etc. The overall objectives are as follows:
- Apply good horticultural and ecological practice to all operations;
 - Promote healthy growth and establishment of all plants, trees and grass;
 - Ensure consistent control of invasive and aggressive competitor species e.g. common nettle (*Urtica dioica*) and/or non-native invasive plant species (if applicable);
 - Ensure development of optimum plant form, shape and planting density;
 - Provide protection against pests and diseases;
 - Promote wildlife value and species diversity where appropriate;
 - Ensure long-term commitment to replacement of defective plant material;
 - Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with the original design intentions.
- 5.1.8. More specific management objectives are outlined below:
- Tree Planting: To establish a stable and healthily growing tree with a well-shaped framework for future growth. Where necessary to pollard or coppice species to prevent collapse of the trees. Regular safety inspections and report on condition of trees by Arboricultural advisor. Implementation programmes of recommended tree work to comply with British Standard BS 3998:1989 'Recommendations for tree work'.
 - Existing Trees: To ensure the continuity of tree cover, amenity and biodiversity value. Whilst to maintain trees in line with a tree owners legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984 (and Health and Safety at Work Act 1974 where applicable)
 - Hedgerow Planting: Where appropriate, to regularly clip the hedges and shrubs to maintain a uniform and tidy appearance and a well-developed cover of vegetation. Cutting to be within ecological guidelines.
 - Ornamental shrubs: Ensure that good horticultural practice is employed to encourage long term health and vitality. Planting to be thinned / re-spaced in order that they have sufficient room to develop. Maintain a clean and safe environment.
 - Native tree planting: To ensure that weeding is completed, spot herbicide can be used for persistent weeds, prune back scrub between October-March and water throughout dry periods.
 - Species rich lawn and wildflower grassland: To ensure the satisfactory establishment of the grass sward and to maintain healthy and suitable grass areas, appropriate to function and use.
 - Hard landscape: To keep all areas of paving and drainage systems across the site, free of litter, weeds, silt and other debris that will detract from the appearance of the site and will help to retain functionality of the site.

6. Landscape Maintenance Specification

Introduction

- 6.1.1. The following specification items are to be addressed within the long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relation to the Management Objectives above in producing annual programmes of work. Maintenance to accord with requirements of BS 7370:1991.

Existing Mature Trees and Broadleaved Woodland

Description

- 6.1.2. An area of broadleaved woodland (0.0465ha) located to the southwest and southeast of the site, and a large Scot's pine is to be retained. The southeastern parcel (0.056ha) is to be enhanced from 'poor' to 'moderate' condition.
- 6.1.3. The management objectives for the existing broadleaved woodland to meet a "**Moderate Habitat Condition**" across all woodland and will be to:
- To undertake selective thinning of the canopy to allow areas of open space.
 - Management of shrub layer to ensure the understorey is not dominated by species such as common nettle (*Urtica dioica*) and bramble (*Rubus fruticosus*).
 - Planting seedlings for coppice regrowth and to ensure all three age classes are present within woodland areas.
 - Retain standing deadwood to provide valuable habitat.
 - No nutrient enrichment to take place within the woodland areas.
 - 10 – 20% of woodland will have areas of temporary open space.
 - No invasive species to be present in woodland and to;
 - Ensure five or more native tree or shrub species found across woodland parcel.

Tree Inspections

- 6.1.4. To ensure that the above management objectives are met, existing trees should be inspected on completion of the development process by a qualified Arboricultural consultant and appropriate recommendations for remedial work should be made.
- 6.1.5. The frequency and level of future tree inspections should be determined by the appointed Arboricultural consultant, based on the condition of the existing trees and access / occupancy of areas surrounding the trees.

Implementation of Tree work

- 6.1.6. Tree work should be carried out in accordance with British Standard 3998 Tree Work - Recommendations (2010) and all relevant health and safety legislation.
- 6.1.7. On undertaking the recommended works, the contractor must report any defects observed while climbing or working on the tree/s in question. This must be reported immediately to the relevant

manager, landowner and/or the Arboricultural consultant to enable the appropriate follow up action.

- 6.1.8. Due to the nature of the proposed site use, permanent fencing is to be installed, separating the students from access the woodland habitats.

Annual Works

- 6.1.9. **Visual Inspection:** Trees should be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease and stability. If any such issues are identified, then the advice of a qualified arboriculturist should be sought immediately.
- 6.1.10. **Annual Arboricultural Assessment:** In any event, an Arboricultural Assessment should be undertaken once annually by a qualified arboriculturist inspecting the condition of existing trees including any cause of increased risk to people or property. Furthermore, during the Arboricultural Assessment, the health of the trees shall be monitored, and any works required for health and safety or to promote the health and sustainability of existing trees shall be identified, scheduled and actioned at a suitable time of year following application and granting of appropriate consents by the LPA (where required). Refer to Occasional Works below.

Occasional Works

- 6.1.11. **Timeframes and Specialist Advice:** All works should be completed at an appropriate time of year and in accordance with relevant UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or roosting bats present.
- 6.1.12. **Tree Works*:** All works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work – Recommendations'. All brushwood and logs that result from surgery and felling of trees on site shall be reused on site to create new or pile up existing hibernacula. Brushwood may be chipped on site, but all wood chippings resulting from these operations shall be raked up, bagged and removed. Where surgery works affect a highway, the Arboricultural contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.
- 6.1.13. ***NOTE:** Consent under Tree Preservation Order should be submitted to and approved in writing by LPA prior to undertaking any works to the trees protected under TPO.
- 6.1.14. **Tree replacement and enhancement of tree cover:** Any tree that dies or is unnecessarily felled, but which is not removed as part of a programme of thinning or coppicing, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location, either native (in the case of structural planting on the boundary of the site) or a source of local provenance where possible or if ornamental, then appropriate to the type of trees adjacent to them. Once annually, the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. All trees should be a minimum stock size of standard (10-12cm girth) and implemented

and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

Proposed Tree Planting

Planting Description

- 6.1.15. New tree planting is incorporated across the site to provide landscape structure and amenity value. Tree planting will compensate for the loss of trees and will provide suitable features for invertebrates, nesting and foraging birds and foraging bats.

Management Objectives

- 6.1.16. A total of 14 “small sized” trees are to be planted. They comprise native species with the following management condition targets to meet a “**Moderate Habitat Condition**”:
- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species, to enable them to become mature;
 - There will be no herbicide use on the trees and no regular pruning regime so the trees can retain >75% of expected canopy for their age range and height.
 - The management will encourage the presence of microhabitats for birds, mammals and insects by encouraging the presence of deadwood, cavities and loose bark.
 - Trees are to be located immediately adjacent to other vegetation habitats such as the grassland and mixed scrub.
 - Promote conditions so that trees are healthy and safe; and
 - Ensure continuity of the design approach and amenity value of tree planting

Annual Works

- 6.1.17. **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.
- 6.1.18. **Spot Herbiciding:** Where required, persistent perennial weeds (undesirable species) can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product COSHH sheet and EC Directive 91/414/EEC (the “Authorization Directive”) and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations

1997. All herbicides must have an appropriate full or “off-label” approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6 week intervals, from late April onwards. The timing of visits may vary according to weather conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor’s expense.

- 6.1.19. **General planting maintenance:** At each visit firm in and straighten any loose plants.
- 6.1.20. **Pruning:** Prune back scrub in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant.
- 6.1.21. **Watering:** Water scrub and specimens during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any 1 calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

Occasional Works

- 6.1.22. **Replacement and enhancement planting:** Cut back any scrub and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

Species Rich Wildflower Grassland

Description



- 6.1.23. A total area of 0.0175ha of existing grassland located to the south of the site is to be enhanced through wildflower seeding, with the addition of 0.008ha to be created (classed as other neutral grassland within the BNG). It is intended that this area is maintained as 'meadow' and mowing is kept to a minimum. It is to be seeded with Emorsgate EM1 Basic Meadow Mixture is used within these areas. The seed mix has been selected to ensure grassland matches the composition closely matches characteristics of the specific grassland habitat type. These habitats will provide a suitable feature for invertebrates, foraging birds and bats.
- 6.1.24. The management objectives for species rich grassland to meet “**Moderate Habitat Condition**” will be to;
- To ensure seeding of existing grassland with Species Rich Seed mixture (such as EM3) which require low maintenance. The grassland is to have 9 or more species per m².
 - Cutting of grassland to provide varied sward height (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
 - Re-seeding where bare ground is identified to ensure cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
 - Control cover of bracken and scrub to ensure cover is less than 20% and cover of scrub (including bramble) less than 5%.
 - Controlled absence of invasive non-native species and undesirable species make up less than 5% of ground cover.

Annual Works

- 6.1.25. **Establishment:** The establishment of the species rich grassland will vary depending on the time of seeding and should be as follows:
- For spring sowing: the grass shall be mowed regularly to prevent weeds smothering the slower growing species. Allow for at least one cut a month from May to October. Cut to 50mm and dispose of arisings.
 - For autumn sowing: the grass shall be mowed twice in spring (March and May) and after flowering in August/September. Cut to 50mm and dispose of arisings.
- 6.1.26. **Mowing and edging:** In the first year of establishment the grass shall be mowed regularly to prevent weeds smothering the slower growing grasses. Allow for at least one cut a month from May to October. In the following years mowing of wildflower grass should be kept to a minimum. Allow for maximum of 2 cuts a year (June-July and September-October). All grass shall be mown with a rotary/flail mower. Delay cutting of grass in case of extreme draught. The edge of paving and grass shall be kept neat using trimmers or edge clippers once per month during the growing season and will provide a varied sward height.
- 6.1.27. **General grass care:** Apply a selective weed killer once a year, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Do not apply any fertilisers to the sward. Control of invasive non-native and undesirable species through hand-picking or cutting back.
- 6.1.28. **Watering grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water grass areas during periods of extreme drought (4 or more weeks without substantial rainfall) to a maximum of 15 occasions. To aid the natural establishment of grass areas,

only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

Occasional Works

- 6.1.29. **Replacement of failed grass:** Small areas showing signs of degradation shall be reseeded directly following the cutting. For more wholesale degradation of the grass sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20 mm) and grade until level with adjoining areas. Seed with a wildflower seed mix, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.
- 6.1.30. **Control of bracken:** in areas where bracken has become dominant over other herbaceous species. cut/roll flail bracken at least twice in the first year (in May/June and in July/August) followed by at least one cut each year for the next five years. For bracken eradication, or where bracken is dense and vigorous, cut/roll/flail up to three times per year.
- 6.1.31. **Control of scrub encroachment:** Cut scrub vegetation as near to the base as possible and remove cuttings from the site to prevent excess nutrients in the soil which will promote weedy species and rank grasses. For small areas of scrub use hand tools such as saws, mattocks and axes. For large areas of scrub using power tools or machinery, such as flails, brush cutters, and clearing saws may be more appropriate. In the following years cut any regrowth as required. The scrub clearance works should be undertaken outside of the bird breeding season (September – February inc.) to avoid disturbance of breeding birds.
- 6.1.32. **Overseeding:** following the bracken/scrub removal, in areas of low species diversity the grass sward can benefit from overseeding with appropriate to the location wildflower seed mixes. Prior to overseeding the grass sward should be cut to 50mm and lightly raked using a chain harrow, scarifier, spring rake or hand cultivator to break the thatch of the existing vegetation. Overseed the grass at a 1g/sq. m rate. In the first 6 months following the overseeding the grass shall be mowed regularly to prevent grass smothering the slower growing wildflower species. Allow for at least one cut a month, cut to 50mm and dispose of arisings.

Amenity Lawn (Existing Grassland)

Planting Description

- 6.1.33. A total area of 0.1586ha of amenity lawn will be maintained in relation to the area of 'modified grassland' within the BNG. These habitats will provide a suitable feature for invertebrates, foraging birds and bats. The seed mix has been selected to ensure grassland matches the composition closely matches characteristics of the specific grassland habitat type.

Objectives

- 6.1.34. The management objectives for species rich grassland to meet “**Moderate Habitat Condition**” will be to:

- To ensure cutting of grassland to provide varied sward height (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
- To maintain re-seeding where bare ground is identified to ensure cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- To ensure control cover of bracken and scrub to ensure cover is less than 20% and cover of scrub (including bramble) less than 5%.
- To ensure controlled absence of invasive non-native species and undesirable species make up less than 5% of ground cover.
- To ensure the satisfactory establishment of the grass sward; and
- To maintain healthy, suitable and low maintenance grass area, appropriate to function and use.

Annual Works

- 6.1.35. **Mowing and edging:** In the first year of establishment the grass shall be mowed regularly to prevent weeds smothering the slower growing grasses. Allow for at least one cut a month from May to October. In the following years mowing of wildflower grass should be kept to a minimum. Allow for maximum of 2 cuts a year (June-July and September-October). All grass shall be mown with a rotary/flail mower. Delay cutting of grass in case of extreme draught. The edge of paving and grass shall be kept neat using trimmers or edge clippers once per month during the growing season and will provide a varied sward height.
- 6.1.36. **General grass care:** Apply a selective weed killer once a year, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Do not apply any fertilisers to the sward. Control of invasive non-native and undesirable species through hand-picking or cutting back.
- 6.1.37. **Watering grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water grass areas during periods of extreme drought (4 or more weeks without substantial rainfall) to a maximum of 15 occasions. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

Occasional Works

- 6.1.38. **Replacement of failed grass:** Small areas showing signs of degradation shall be reseeded directly following the cutting. For more wholesale degradation of the grass sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20 mm) and grade until level with adjoining areas. Seed with a wildflower seed mix, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

- 6.1.39. **Control of bracken:** in areas where bracken has become dominant over other herbaceous species. cut/roll flail bracken at least twice in the first year (in May/June and in July/August) followed by at least one cut each year for the next five years. For bracken eradication, or where bracken is dense and vigorous, cut/roll/flail up to three times per year.
- 6.1.40. **Control of scrub encroachment:** Cut scrub vegetation as near to the base as possible and remove cuttings from the site to prevent excess nutrients in the soil which will promote weedy species and rank grasses. For small areas of scrub use hand tools such as saws, mattocks and axes. For large areas of scrub using power tools or machinery, such as flails, brush cutters, and clearing saws may be more appropriate. In the following years cut any regrowth as required. The scrub clearance works should be undertaken outside of the bird breeding season (September – February inc.) to avoid disturbance of breeding birds.
- 6.1.41. **Overseeding:** following the bracken/scrub removal, in areas of low species diversity the grass sward can benefit from overseeding with appropriate to the location wildflower seed mixes. Prior to overseeding the grass sward should be cut to 50mm and lightly raked using a chain harrow, scarifier, spring rake or hand cultivator to break the thatch of the existing vegetation. Overseed the grass at a 1g/sq. m rate. In the first 6 months following the overseeding the grass shall be mowed regularly to prevent grass smothering the slower growing wildflower species. Allow for at least one cut a month, cut to 50mm and dispose of arisings.

Proposed Hedgerow Planting

Planting Description

- 6.1.42. New native hedgerow planting is incorporated across the site to provide landscape structure and amenity value. A total length of 0.06km of native hedge will be planted. It will provide suitable features for invertebrates, nesting and foraging birds, and foraging bats.
- 6.1.43. The management objectives for new tree planting to reach a “**Moderate Habitat Condition**” is to:
- Ensure more than 90% of the hedgerow or undisturbed ground is free of non-native and neophyte species.
 - Gaps to make up <10% of total length
 - Gap between ground and base of canopy <0.5 m for >90% of length
 - Plant species indicative of nutrient enrichment dominate <20% cover
 - Height to be >1.5m average along length
 - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.
 - Ensure the satisfactory establishment and growth of new planting typical of the respective species;
 - Promote conditions so that it is healthy and safe; and
 - Ensure continuity of the design approach and amenity value of tree planting.

Annual Works

- 6.1.44. **Weeding and general maintenance:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Seven visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the

condition of the beds. Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

- 6.1.45. **Regular Cutting of Hedgerows:** To maintain a tidy profile, hand trim or cut the top and sides of hedges monthly during growing seasons. Edges to be squared and maintainable height to be confirmed. Remove all cut material from site.
- 6.1.46. **Watering of hedges:** Water hedges during dry periods (being any period without substantial rainfall for 14 days or more). Apply at a frequency of up to 2 times per week from April to the end of September (to a maximum of 20 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

Occasional Works

- 6.1.47. **Gapping up hedges:** Where sections of hedgerow become thin or fail, gap up hedgerows with a density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should match those that the infill section will relate to.

7. Landscape Implementation, Monitoring and Review

Implementation

- 7.1.1. Witherslack Group will coordinate all management of the site in perpetuity in accordance with BEMP and the accompanying maintenance schedules.
- 7.1.2. Witherslack may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 7.1.3. Witherslack may also appoint from time-to-time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 7.1.4. All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

Processing for Monitoring and Review

- 7.1.5. The BEMP and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the facility.
- 7.1.6. Each annual review will be coordinated and completed by the Landowner. The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist) and the Landscape Contractor.
- 7.1.7. To this end the review shall may include (as appropriate):
 - Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
 - Records or attendance sheets demonstrating the maintenance work undertaken; and
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 7.1.8. The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape and Ecological Management Plan are being met, and where identified changes are needed to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.
- 7.1.9. Within 1 calendar month of the review, a revised BEMP shall be produced (if appropriate) and circulated to stakeholders.
- 7.1.10. After the first five years the BEMP will be reviewed every five years, and monitoring visits from a suitably qualified ecologist every 5-10 years for a minimum of 30 years. This will ensure the satisfactory management of the landscape in perpetuity and will to secure the Biodiversity Net Gain on site.

- 7.1.11. A qualified ecologist is to undertake an updated Biodiversity Net Gain Assessment to assess the extent of the proposed listed habitats and their quality (i.e. condition status), of which are in line with what was outlined within the Biodiversity Net Gain Assessment. The assessment is to be completed, following the 1st year of completion, and then every 5 years following this. If required, the assessment can be provided to the relevant Local Planning Authority to confirm that projected targets contained within the biodiversity metric are being met. Should the habitats and their quality not be considered to be in line with the Biodiversity Net Gain Assessment, the remedial measures will be outlined within an updated BEMP.

8. DETAILS OF MANAGEMENT

DOCUMENTATION FOR OPERATORS

- 8.1.1. All areas subject to this plan are identified on the relevant landscape plans and the BNG Preliminary Design Stage Report. The hand-over to the Landowner will include this document and relevant drawings and will enable the landowner to know which areas of the site are covered by which section of this Management Scheme.

9. Fauna Features

- 9.1.1. As per Condition 6, all fauna enhancements detailed within the Ecological Appraisal will be incorporated into this scheme.

Birds

- 9.1.2. Two bird boxes will be installed within the site to offer nesting opportunities for passerine species anticipated to be present within the local area. The bird boxes will be installed on aspects facing between north and east with unrestricted access to the entrance holes, between 2-4 m from ground level. The boxes will not be installed near to proposed external lighting, and locations with the least disturbance have been selected. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them.
- 9.1.3. The following bird boxes will be installed (boxes of similar specification can be used):
- Two 1B Schwegler Nest Box
- 9.1.4. The following maintenance measures are to be completed, following the installation of the boxes (see Appendix for the maintenance schedule):
- Bird boxes will require periodic checking and cleaning, (e.g. once every two years).
 - Unhatched eggs may be removed legally between September and January and must then be disposed of.
 - Disused nests must be removed and cleaned using boiling water to remove parasites. Boxes should be left to dry before replacing the lid. Insecticides and flea powders must not be used.
 - If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.
- 9.1.5. Note bird boxes must only be opened and cleaned outside the bird nesting season (March to September, inclusive).

Bats

- 9.1.6. As outlined within the Bat Survey Report, a total of 11 roosts were identified on site. The proposed works will involve the destruction of non-breeding roosts of common pipistrelle and brown long-eared bat. To compensate for the loss of the bat roost, a maximum of 11 bat boxes are to be installed to provide roosting provision on retained mature trees. The recommended bat box specification is Schwegler 2F Multipurpose bat box (or similar specification/ brand) which is suitable for crevice dwelling bat species. These boxes are to be installed as part of the European Protected Species Licence to be obtained.
- 9.1.7. The bat boxes will be inspected every two years by a qualified ecologist who holds a Level 2 Natural England Bat License. The boxes should be inspected either in Spring or Autumn to avoid disturbing hibernating bats over winter, or bats with young in the summer.
- 9.1.8. Any broken boxes should be replaced in the same aspect, and the boxes should be cleaned/ maintained as required. If bats are located roosting, records of these should be shared with the local bat group and local environmental records centre. See Appendix for the maintenance

schedule. Once established the newly planted trees may also provide some bat roosting opportunities.

10. Summary

- 10.1.1. This report has endeavoured to discharge Condition 6 of the Decision Notice by detailing the habitat retention, enhancement, and creation on site as detailed within the BNG assessment conducted in 2023. Relevant management objectives and methods have been outlined to ensure that post development habitats meet their targeted conditions and briefly include:
- A schedule of actions to create or enhance and maintain each habitat at the required quality for a period of 30 years, to achieve the desired condition and to meet the Biodiversity Net Gain requirement;
 - A schedule of ecological monitoring for the 30 year period identifying when key indicators of habitat maturity should be achieved; and
 - A schedule of actions to be undertaken in case signs of failing are identified, so target conditions can be obtained.
- 10.1.2. Fauna features outlined within the Ecological Appraisal have been detailed and include bird and bat boxes to increase nesting, roosting, and sheltering opportunities on site for local fauna

Appendix 1 – Work Schedule

MAINTENANCE OF HARD LANDSCAPE AREAS

Hard landscape, paved areas	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10 and future years
General: Weekly inspection. Areas that have been designed for light traffic should be prohibited to heavy vehicles in order to avoid damage to driveways, paths, verges and planting. Sweeping by hand or using pedestrian controlled motorised suction cleansers; on large open areas, mechanical sweepers may be used.	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly
Paved surfaces: All paving to be maintained to original levels and falls. Where a risk of slipping exists, warning notices or handrails should be installed.	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly

Winter weather: Snow clearance to be treated as a priority, to provide safe routes for pedestrians, especially where there are steps, ramps and steep cross falls. During a thaw, all surface water drainage channels, gully gratings and outlets to be kept cleared. Salt not to be used in close proximity to trees and other plants and not be stored on site.	As necessary	As necessary	As necessary	As necessary	As necessary	As necessary
Weed killing for roads, hard standings, pavements, paths and fence lines to be undertaken in early spring; control to be affected using an approved compound containing one or more residual chemicals; one application at the correct rate. Annual weeds should be spot treated with a contact herbicide when they are growing strongly.	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required

GENERAL – ALL AREAS

General – All Areas	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Weekly visual inspection of all areas; removal of any litter, debris or fly tipping as necessary.	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Keep all grassed and planted areas tidy, rake and remove by hand all grass cuttings, litter and rubbish.	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
All planted areas lightly cultivated, forked over to remove compaction, raked level, hand weeded.	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Firming up: plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.	Monthly	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Stakes and ties: check stakes are secure and adjust ties to allow for growth as necessary, avoid chaffing of bark. Remove stakes at the end of the third growing season.	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct

Pest and disease control: plants to be inspected and kept free of pests and diseases; control measures to be applied in accordance with manufacturers rates as necessary.	1 x year in June	1 x year in June	1 x year in June	1 x year in June	1 x year in June	1 x year in June
Diseased or dead plants to be removed and replaced with appropriate species.	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct

WOODLAND MANAGEMENT

WOODLAND MANAGEMENT	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Water regularly minimum 10 litres per shrub during growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	
Inspect annually, prune as necessary, remove dead, damaged or diseased branches	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year
Beat up: Inspect annually in autumn, remove dead, damaged or diseased plants and replace with suitable planting material	1 x year	1 x year	1 x year	1 x year	1 x year	

Stakes and ties: check stakes are secure and adjust ties to allow for growth as necessary, avoid chaffing of bark. Remove stakes at the end of the third growing season	2 x year March/October	2 x year March/October	2 x year March/October			
Selective thinning and coppicing: works to be carried out in accordance with qualified specialist recommendations and guidance						As required

TREE PLANTING

Tree Planting	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Water monthly minimum 30 litres per tree in growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Stakes and ties: check stakes are secure and adjust ties to allow for growth as necessary, avoid chaffing of bark. Remove stakes at the end of the third growing season.	2 x year March / October	2 x year March / October	2 x year March / October	-	-	-

Inspect annually, prune as necessary, remove dead, damaged or diseased branches;						
Works to be carried out by an Arboricultural Associated approved contractor in accordance with BS3998: Recommendations for Tree Work	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year

MAINTENANCE OF SOFT PLANT LANDSCAPED AREAS

Tree planting	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Water monthly in growing season (March to September) and at least weekly in dry periods to maintain healthy growth.	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Apply granular slow- release fertiliser at approved rates in spring (March/April).	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year Feb/March
Apply organic wood chip/ bark mulch min 5 cm thick, 1 m circle around tree stem.	2 x year in March/ Oct	2 x year in March/ Oct	1 x year in Oct	1 x year in Oct	1 x year in Oct	1 x year in Oct

Remove all tree ties, stakes or supports.			Year 3/4			
Inspect annually, prune as necessary, remove dead, damaged or diseased branches; Works to be carried out by an Arboricultural Associated approved contractor in accordance with BS3998: Recommendations for Tree Work.	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year
Planted areas, and hedges	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Weekly visual inspection of all areas; removal of any litter, debris or fly tipping as necessary.	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Maintain all planted areas weed-free; control by hand-dig; deep-rooted perennial weeds to be treated with herbicide spray.	Monthly visits (x 12)	7 x year	4 x year	4 x year	4 x year	4 x year
Water regularly minimum 10 litres per shrub during growing season (March to September) and at least weekly in dry periods to maintain healthy growth.	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods

Hedges: remove diseased or dead plants and replace with appropriate species	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Hedges: Years 1 & 2, cut back hard in June and September to encourage bushy growth; Years 3+, prune/ clip to create regular height and width as required.	2 x year in June/ Sept	2 x year in June/ Sept	1 x year in August	1 x year in August	1 x year in August	1 x year in August
Shrub planting: Inspect annually, prune as necessary: straggling, crossing stems, over-vigorous shoots, suckers and dead, misshapen or broken branches to be removed with a clean smooth cut; also prune to avoid conflict with footpaths, grass mowing, etc.	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year
Species rich wildflower grassland	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
In the first year, mow at least 1 x month. In following years mow 2 x year.	1 x month in May-Oct (6 times total)	2 x year in June-July and Sept-Oct	2 x year in June-July and Sept-Oct	2 x year in June-July and Sept-Oct	2 x year in June-July and Sept-Oct	2 x year in June-July and Sept-Oct
Maintain weed-free; spot treat perennial weeds with selective herbicide.	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring

Over-seed damaged, worn, shaded areas to maintain a robust sward.	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting
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FAUNA MANAGEMENT SCHEDULE

FAUNA FEATURE	MONTH	YEAR	COMMENTS/ NOTES
Inspect, repair/ replace bat boxes as required	April- June or September – October	1,3 and 5	Inspection to be undertaken by a licensed bat worker. Damaged or missing boxes to be repaired or replaced.
Inspect, repair, clean, replace bird boxes	September – February	1,3 and 5	To be conducted outside of the breeding bird season. Damaged or missing boxes to be repaired or replaced.
Review of Management Plans	December	5	Management plan to be reviewed and revised as appropriate to encompass ongoing monitoring and management based on habitats current state.

